



DEPARTMENT OF THE ARMY

MOBILE DISTRICT, CORPS OF ENGINEERS

P.O. BOX 2288

MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

CESAM-OP-S

PUBLIC NOTICE NUMBER MS00-03266-P

1 October 2001

**JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL**

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**PROPOSED GENERAL PERMIT
FOR
WORK DONE IN ACCORDANCE WITH THE
"TRADITION" MASTER PLAN
HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

The U.S. Army Corps of Engineers (Corps), Mobile District is proposing to issue a General Permit which may be used to authorize minor discharges of dredged or fill material into "waters of the United States" which lie within the defined boundaries of the proposed 4,600-acre master-planned community "TRADITION" in Harrison County, Mississippi. Discharges authorized under this proposed permit would be limited to items of work done in accordance with the approved TRADITION Master Plan, and would include minor filling activities necessary to construct road crossings, utilities, stormwater management features, building foundations and other minor impacts related to site development. The TRADITION Master Plan was advertised by 30-day public notice MS00-03266-P on 20 December 2000.

A copy of the proposed General Permit and TRADITION Master Plan are attached.

Please communicate this information to interested parties.

General permits may be issued for a category or categories of activities when: (1) those activities are substantially similar in nature and cause only minimal individual and cumulative environmental impacts; or (2) the General Permit would result in avoiding unnecessary duplication of the regulatory control exercised by another Federal, State or local agency, provided it has been

1 October 2001

determined that the environmental consequences of the action are individually and cumulatively minimal. The District's authority to issue such permits is found in 33 CFR Part 325.5(c).

The Corps will apply for certification from the State (1) in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made by the Mississippi Department of Environmental Quality; and (2) to insure that all activities under this proposed general permit shall comply with and will be conducted in a manner that is consistent with the State Coastal Zone Management (CZM) Program. A determination relative to CZM consistency will be made by the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (Corps) can be based. For accuracy and completeness of the record, all data in support of or in opposition to issuance of this General Permit should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue this General Permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources.

The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, or condition the proposed General Permit. To make this decision, comments are used to assess impacts on endangered species, historic properties, water

1 October 2001

quality, general environmental effects, and the other public interest factors listed above. Comments are also used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this action. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

The State Historic Preservation Officer (SHPO) has reviewed the TRADITION Master Plan and has agreed that cultural resources surveys can be conducted as the various phases of the project are developed to determine if any properties listed in or eligible for the National Register might be affected by the proposed work. In addition, the SHPO will be contacted regarding the issuance of this General Permit and, if necessary, any additional recommendations of the SHPO will be added to the special conditions. This review constitutes the full extent of cultural resources investigations unless further comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the SHPO and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

The Corps has initiated Endangered Species Act Section 7 Consultation procedures with the U.S. Fish and Wildlife Service to insure that the proposed activity will not adversely affect listed endangered or threatened species, or their critical habitat. Any reasonable and prudent measures recommended by the Service relative to protecting listed species will be incorporated into the special conditions of this General Permit.

Correspondence concerning this Public Notice should refer to Public Notice Number MS00-03266-P and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Branch, with a copy to the Mississippi Department of Environmental Quality,

CESAM-OP-S
PUBLIC NOTICE NUMBER MS00-03266-P

1 October 2001

Office of Pollution Control, Attention: Mr. Shawn Clark, Post Office Box 10385, Jackson, Mississippi 39109, and the Mississippi Department of Marine Resources, Attention: Mr. Jerry Brashier, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received prior to **31 October 2001**.

If you have any questions concerning this publication, you may contact this office, **Mr. Bill Bunkley**, telephone number (251) **694-3780**. Please refer to the above Public Notice number.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

United States Army Corps of Engineers
Mississippi Department of Environmental Quality
Mississippi Department of Marine Resources

**GENERAL PERMIT FOR MINOR CONSTRUCTION ACTIVITIES AND ASSOCIATED
DISCHARGES OF DREDGED AND FILL MATERIAL DONE IN ACCORDANCE WITH
THE APPROVED MASTER PLAN FOR "TRADITION"**

This General Permit may be used to authorize minor discharges of dredged and fill material into "waters of the United States" which lie within the defined boundaries of the 4,600-acre master-planned community "TRADITION" in Harrison County, Mississippi. Discharges authorized under this General Permit must be associated with work done in accordance with the approved TRADITION Master Plan, attached as Appendix 1.

Individual authorizations under this General Permit may include landclearing, filling and excavation activities occurring in "waters of the United States" necessary to construct road crossings, utilities and other infrastructure, stormwater management features, building foundations and related site-development impacts in accordance with the master plan.

This General Permit contains certain limitations intended to protect the environment and natural and cultural resources. Conformance with the conditions contained in this General Permit does not necessarily guarantee authorization under this General Permit. In cases where the District Engineer considers it necessary, application will be required for individual permits. Construction or fill operations not specifically covered by the General Permit are prohibited unless authorized by a separate permit.

The Council on Environmental Quality (CEQ) has defined mitigation to include: avoiding impacts, minimizing impacts, rectifying impacts, reducing impacts over time, and compensating for impacts. Early in the design phase of specific projects to be authorized under this General Permit, avoidance and minimization of impacts to wetlands and other waters of the United States must be considered and the least environmentally damaging practicable alternative must be selected. The remaining impacts must be compensated for to the maximum extent practicable.

In order to compensate for any unavoidable loss of wetland functions and values associated with work authorized by this General Permit, the TRADITION Master Plan includes the use of conservation easements and protective buffers to establish wetland conservation areas on approximately 90 percent of the wetlands within the TRADITION development. The easements will be held by the East Central Harrison County Public Utility District

or an environmental trust set up for that purpose. At the time of application for an individual authorization under this General Permit, the limits of the easements and buffers proposed for mitigation must be established and provided with the application.

Individual authorizations under this General Permit cannot exceed a cumulative total of 90 acres of wetlands that are impacted within the TRADITION development. Any request for authorization that will cause the cumulative total of wetland impacts to exceed 90 acres will be required to undergo standard (individual) permit evaluation procedures, including issuance of a Public Notice and obtaining the required state certifications.

All work under this General Permit must be authorized on a case-by-case basis. All requests for individual authorizations under this General Permit will be coordinated with the Mississippi Department of Environmental Quality and Mississippi Department of Marine Resources, and/or other appropriate Federal and State agencies. These agencies shall be given a minimum of 15 days to provide comment prior to the District Engineer rendering a decision to authorize an activity using this General Permit.

NOTE: No work shall commence without written authorization from the Mobile District Corps of Engineers which specifically approves the proposed project.

REQUEST FOR AUTHORIZATION UNDER THIS GENERAL PERMIT

To request authorization by this General Permit, the applicant or their designated agent must provide to the District Engineer, in writing, the following information. It is recommended that this information be provided at least 45 days prior to the proposed commencement of the work.

A. **JOINT APPLICATION AND NOTIFICATION:** All items on the application must be completed. Information provided on the application need not be duplicated on the letter of transmittal.

B. LETTER OF TRANSMITTAL:

B1. Request for authorization: The letter of transmittal must request that the proposed work be authorized under this General Permit.

B2. Work Compliance Statement: A statement must be provided that the project design is in accordance with the TRADITION Master Plan and that the work will be conducted in accordance with the terms and conditions of the General Permit.

B3. Proposed Wetland Impacts: All impacts to wetlands, both permanent and temporary, should be described. State the acres of wetlands and other waters that will be permanently filled or impacted by this project. Also, describe and quantify any other alterations (clearing, excavation, etc.) to wetlands or waters that will occur. A statement shall be included that the applicant has verified that the proposed project, if authorized, will not cause the total amount of wetlands impacted within the TRADITION development to exceed 90 acres.

B4. Proposed Wetland Mitigation: State the acres and type of mitigation to be provided. This should include a description of all wetland conservation areas and protective buffers that are associated with the project.

B5. Point of Contact: Provide the name, address and phone number of the person acting as the point of contact for the proposed action.

C. ENCLOSURES: The following additional information must be provided with the application.

C1. Project Drawings: These must be provided in 8.5"x11" format and be reproducible in black and white.

a. Site Plan: This drawing should show the overall site development indicating the location of major features such as lot lines, streets, parking areas, buildings, ponds, etc.

b. Plan View: An accurate plan view should be provided showing all wetland impact areas. These drawings should clearly indicate and distinguish the proposed fill areas, other wetland impacts, and any wetland areas not impacted. The acreage of each impact area should be indicated on the plans.

c. Cross Sections: These should be provided for all roadway crossings of creeks and wetlands, or impoundment structures. Culvert sizes and/or bridge openings should be provided.

d. Mitigation Area Plan: This should show the location and extent of all conservation easements, restrictive buffers, or other mitigation area associated with the requested authorization.

C2. Wetlands Delineation: A map delineating the wetlands within the project area and copies of the associated data forms, or a copy of the Corps Jurisdictional letter and verified delineation map.

C3. Cultural Resources Survey: Provide a Cultural Resources Survey of the project area, or a letter from the State Historic Preservation Officer providing concurrence with the project.

C4. Endangered Species Survey: Provide a Threatened and Endangered Species Survey of the project area, or a letter from the U.S. Fish and Wildlife Service stating that the provisions of the Endangered Species Act have been met.

C5. Best Management Practices (BMP) Guidelines: Provide a copy of the "Additional BMP Guidelines" which has been developed for this project (village) as required by the Master Plan, and a letter from the Mississippi Department of Environmental Quality (MDEQ) stating that the stormwater management plan has been approved. If a MDEQ approval letter is not provided at the time of application, additional evaluation time may be required.

SPECIAL CONDITIONS

A. BUFFER AREAS: Upland buffer areas shall be designated and maintained for all lands bordering jurisdictional wetlands or streams, as described below. The buffer areas will be described and shown by type on the plats of each subdivision (village) within "TRADITION" as and when platted and recorded, according to the following definitions for each of the categories of land use buffer areas:

A1. Categories of Buffer Areas:

a. Golf Course Land Use Buffer Areas. Wherever golf course land uses border jurisdictional wetlands, land platted for such land use shall have an upland Vegetative Buffer of no less than twenty-five feet (25') in width paralleling the delineated wetlands and an additional Pervious Surface Buffer of fifty feet (50') beyond the Vegetative Buffer.

b. Commercial and Institutional Land Use Buffer Areas. Wherever commercial, light industrial, or institutional (churches, schools, and other public facilities) land uses border jurisdictional wetlands, lots platted for such use shall have an upland Vegetative Buffer of no less than twenty-five feet (25') in width paralleling the delineated wetlands and, where practicable, a Pervious Surface Buffer of fifty feet (50') beyond the Vegetative Buffer. Elimination or reduction of the Pervious Buffer may be approved by the Corps only after the applicant has demonstrated that it is not practicable to provide this buffer.

c. Residential Land Use Buffer Areas. Wherever single-family or multi-family residential land uses border jurisdictional wetlands, lots platted for such land uses shall have an upland Vegetative Buffer of no less than twenty-five feet (25') in width paralleling the delineated wetlands.

A2. Definitions of types of buffers:

a. Definition of Vegetative Buffer. A Vegetative Buffer is a zone undisturbed by construction, in which the ground surfaces and vegetation are allowed to remain in their natural state. The Vegetative Buffer is maintained with native trees, shrubs, grasses or other herbaceous vegetation suitable for filtering stormwater runoff before it enters an adjacent wetland area. Vegetative Buffers shall be described in recorded conservation easements and covenants running with the land for each subdivision as it is platted and recorded, and such conservation easements and covenants shall substantially state that there shall be no removal, destruction, alteration or spraying with biocides of any living vegetation, except as necessary for thinning for fire protection, safety or elimination of diseased growth; no filling or dumping of debris or wastes; no placement of structures; nor any disturbance or change in the natural habitat in any manner, except for the following activities which are allowed: construction of fencing and unpaved footpaths; construction of authorized stormwater features, utility lines and road crossings; removal of diseased, noxious or invasive species; and new plantings of native trees or shrubs.

b. Definition of Pervious Surface Buffer. A Pervious Surface Buffer is a zone in which construction is restricted to limit the amount of impervious surfaces that are allowed at ground level. This zone serves to reduce runoff velocities and to filter sediment and contaminants by allowing increased surface water infiltration into the soil. No impervious pavements or slab-on-grade construction shall be permitted in this zone except for narrow (< 6 ft in width) linear structures such as sidewalks, bike trails, and golf cart paths. Other allowable activities in this zone are: construction of fences and small elevated structures without slabs like decks or gazebos; filling, landclearing, and landscaping activities; construction of pavements using pre-cast concrete grids or modular units; construction of authorized stormwater features, utility lines and road crossings; and removal and planting of vegetation. Pervious Surface Buffers, where applicable, shall be described in recorded covenants running with the land for each subdivision as it is platted and recorded, and such covenants shall include an enforcement authority and procedure with a source of funds for such authority to assure compliance with such covenants.

A3. Protection of Wetlands and Vegetative Buffers During Construction:

During construction, all golf courses and all lots abutting wetlands or having the required Vegetative Buffer shall maintain two (2) silt fences, spaced at least three (3) feet apart and, where practical, hay bales shall be placed within the lot or golf course and outside the edge of the buffer, to prevent erosion of soil material into the buffer or wetland. These silt

fences shall be installed prior to ground disturbance and properly maintained throughout construction until all permanent stabilization measures have become fully effective. All erosion control measures shall be inspected at least every seven (7) calendar days and appropriate records of inspection kept. As a minimum, all accumulated sediment shall be removed from controls when it reaches 1/3 the height of the control and properly disposed. Any silt accumulation occurring in a Vegetative Buffer or wetland area shall be completely removed by the permittee using methods approved by the Corps.

B. WETLAND MITIGATION REQUIREMENTS:

B1. Avoidance and Minimization:

Work authorized by this General Permit must be designed and constructed to avoid and minimize adverse effects to wetlands and other waters of the United States to the maximum extent practicable at the project site (i.e., on site). Where practicable, all roads and utility lines shall be oriented so that any crossing of a wetland area will be perpendicular to the thalweg or stream bed and located in an area where the wetland has minimum width. Cleared right-of-way widths across wetlands and across vegetative buffers shall be kept to the absolute minimum necessary to construct the crossing. In order to maintain unrestricted faunal movement throughout the wetland preservation areas, bridged road crossings shall be used where appropriate. In areas not bridged, road crossings should be properly culverted to prevent modification of the hydrology of the adjacent areas. This may require the placement of multiple culverts in areas subjected to sheet flow.

B2. Wetland Preservation Areas.

For work authorized by this General Permit, mitigation shall be provided for all unavoidable impacts to wetlands through the establishment of protective upland buffer zones as described above and the establishment of wetland preservation areas. For each subdivision/village a wetland preservation area shall be established and protected by a conservation easement or conveyance to an environmental trust. The easement shall assure that the wetland preservation area will be retained in perpetuity in its' natural and forested condition and prevent any use of the area that will significantly impair or interfere with the conservation values. For each acre of wetland impacted by a particular subdivision (village), a minimum of 10 acres of wetlands shall be set aside in a conservation area covered by protective easement. However, all avoided wetlands within the Tradition development shall be preserved by easement before total project buildout. A fully-executed copy of the conservation easement for each subdivision/village shall be provided to the Corps prior to the start of each phase of construction.

C. THREATENED AND ENDANGERED SPECIES

This General Permit does not authorize the permittee to take a threatened or endangered species, in particular the gopher tortoise (*Gopherus polyphemus*). In order to legally take a listed species, separate authorization is required under the Endangered Species Act (ESA) (e.g., an ESA Section 10 permit, or a Biological Opinion (BO) under Section 7 with "incidental take" provisions with which you must comply). The attached U.S. Fish and Wildlife Service (FWS) BO contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with "incidental take" that is also specified in the BO. Authorization under this Corps permit is conditional upon the permittee's compliance with all of the mandatory terms and conditions associated with incidental take of the attached BO, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions associated with incidental take of the BO, where a take of the listed species occurs, would constitute an unauthorized take, and it would also constitute non-compliance with this Corps permit. However, the FWS is the appropriate authority to determine compliance with the terms and conditions of its BO, and with the ESA. For further clarification of this point, the permittee should contact the FWS. Should the FWS determine that the conditions of the BO have been violated, normally the FWS will enforce the violation of the ESA, or refer the matter to the Department of Justice.

D. CULTURAL RESOURCES

The permittee shall not initiate any construction that will adversely affect a cultural resource site listed, or eligible for listing, in the National Register of Historic Places (NRHP). The prospective permittee shall be responsible for identifying cultural resource sites within the permit area by conducting a site survey by a qualified archeologist. The Survey Report shall be forwarded to the Corps and the State Historic Preservation Officer (SHPO) for review. If any sites eligible for the NRHP are found within the permit area, no work may begin until the significance of the site and the effects of the undertaking on the site have been determined and the Corps has verified that the requirements of 33 CFR Part 325, Appendix C have been satisfied. If a previously unknown cultural site is encountered during construction, the permittee shall immediately contact the Corps and the SHPO, and avoid further impact to the site until notified by the Corps that the requirements of Appendix C have been satisfied.

E. EROSION AND SEDIMENT CONTROLS

Appropriate erosion and siltation controls shall be used and maintained in effective operating condition during construction to prevent siltation from entering adjacent waterbodies, wetlands, and vegetated buffer areas. Permanent stabilization measures shall be implemented on all exposed soil and fill material as soon as practicable after final grading. All temporary stabilization measures shall be inspected at least once weekly and properly maintained throughout construction until all permanent stabilization measures have become fully effective. As a minimum, the controls must be in accordance with the standards set forth in the "Planning and Design Manual for the Control of Erosion, Sediment, & Stormwater" (1994), Mississippi Department of Environmental Quality.

GENERAL CONDITIONS:

NOTE: The term "you" and its derivatives, means the permittee or any future transferee. The term "District" refers to the Mobile District, U.S. Army Corp of Engineers, and/or resource agencies that administer the General Permits within the area of their management. The above-described activities may be authorized under these General Permits subject to the following conditions:

- A. You must submit satisfactory plans and you are advised that all State and local permits must be obtained before work can be initiated. Conformance with descriptions and quantities contained herein does not necessarily guarantee authorization and/or subsequent authorizations.
- B. An authorization under this General Permit will be suspended if State water quality standards are not met.
- C. You must maintain the authorized activity in good condition and conformance with the terms and conditions of your authorization. You are not relieved of this requirement if you abandon the authorized activity.
- D. You must allow Federal or State resource agency representatives to inspect the authorized activity at any time deemed necessary.
- E. An authorization under this General Permit does not obviate the need to obtain other Federal, State, or local authorizations required by law. It does not grant any property rights or exclusive privileges, nor does it authorize any injury to the property or rights of others. You must have the requisite property rights to perform the requested work.

F. Limits of Liability: In issuing an authorization under this General Permit, the Federal Government shall not assume any liability for damages resulting from the work.

G. Reliance on applicants data: The determination of the District that issuance of an authorization under this General Permit is not contrary to the public interest was made in reliance on the information you provided.

H. Reevaluation of Permit Decision: The District may reevaluate its decision on an authorization at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to failure to comply with the terms and conditions of your authorization; the information provided by you in support of your application proves to have been false, incomplete, or inaccurate; or significant new information surfaces which the District did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and relocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your authorization and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directives, the District may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

I. Failure to secure authorization as specified herein, or failure to comply with conditions of this General Permit may result an enforcement action by the Corps, the Mississippi Department of Environmental Quality or the Mississippi Department of Marine Resources.

APPENDIX 1

TRADITION MASTER PLAN Project Description

The master-planned community, known as "TRADITION", will consist of single-family and multi-family residential units, a town center with retail, commercial, light industrial and other business enterprises, office space, schools, health care facilities and churches. The master-planned community will also include preserved natural areas, community recreational facilities, and two golf courses. The development will be constructed in Phases (Villages) over an estimated 20-year build-out period.

A detailed description of the project elements is as follows:

Residential Development - TRADITION proposes to develop both single and multi-family units to meet the needs of the county. The proposed single family residential development will encompass approximately 2,260 acres of land and will provide approximately 9,000 single-family units. Approximately 4,600 units will be tailored for retirees and approximately 4,400 units will be tailored for non-retirees. The proposed multi-family developments will encompass approximately 200 acres of land and will include approximately 4,000 multi-family units that will be available to both retirees and non-retirees.

Commercial, Office, Retail and Light Industrial Development - TRADITION proposes to establish a retail town center and other satellite commercial businesses within the TRADITION development. The proposed commercial, office, retail, and light industrial development will utilize approximately 200 acres of land, with the majority of the development occurring in the area of the town center along State Highway 67. The commercial, office, retail and light industrial commercial/business development will provide approximately 2,000,000 square feet of commercial and light industrial business space for development as demand increases over the project life.

Institutional Development - TRADITION proposes to work with local, county, and community representatives to establish schools, churches, and other civic related developments. It is estimated that these institutional facilities will utilize approximately 40 acres of land within TRADITION.

Infrastructure/Utilities - Working with the Harrison County Board of Supervisors, TRADITION has established the East Central Harrison County Public Utility Districts 1, 2 and 3 (ECHCPUD), that have authority to own and operate a public utility to provide water, sewer, drainage, and recreational facilities to service the TRADITION development.

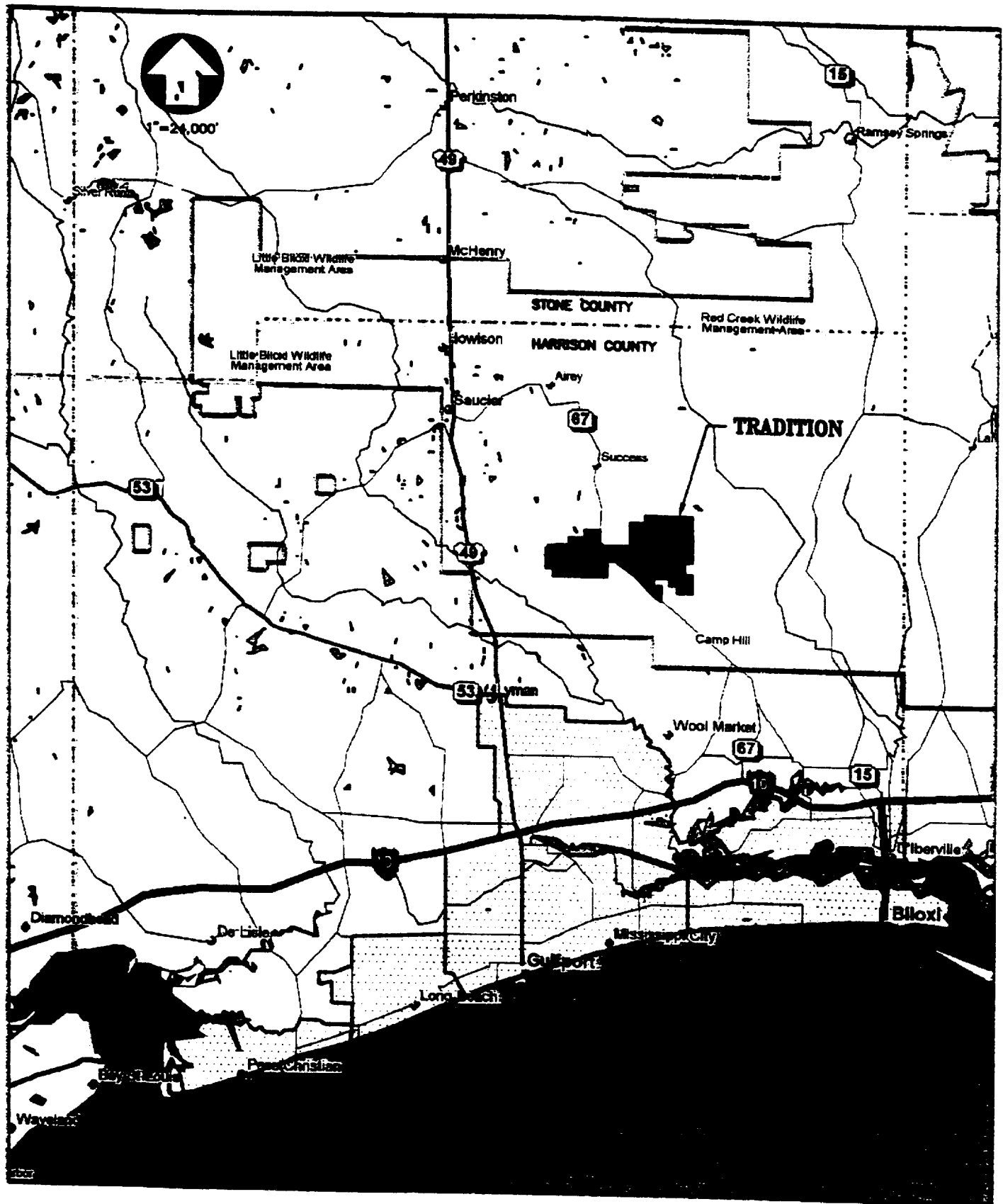
Infrastructure/Roads - TRADITION proposes to construct or cause the construction of approximately 22 miles of public collector roads that will facilitate movement of traffic both within and through Tradition. Additional public roadways will serve internal circulation within the residential neighborhoods.

Golf - TRADITION proposes to work with selected golf course developers to establish within TRADITION, two 18-hole golf courses, one of which may be expanded to 27 holes. Each golf course will be constructed on approximately 300 acres of land.

Approximately 1,435 acres of the TRADITION property are classified as forested palustrine wetlands systems consisting of pine flatwoods and forested bayhead drains. The project is planned and will be designed to avoid major impacts to wetlands. Over the 20-year development period for this project, the total wetland impacts are estimated to be no greater than 90 acres. The unavoidable wetland impacts will be associated with infrastructure development (approximately 65 acres) such as road crossings, surface utilities and stormwater management features, and related site-development impacts (approximately 25 acres).

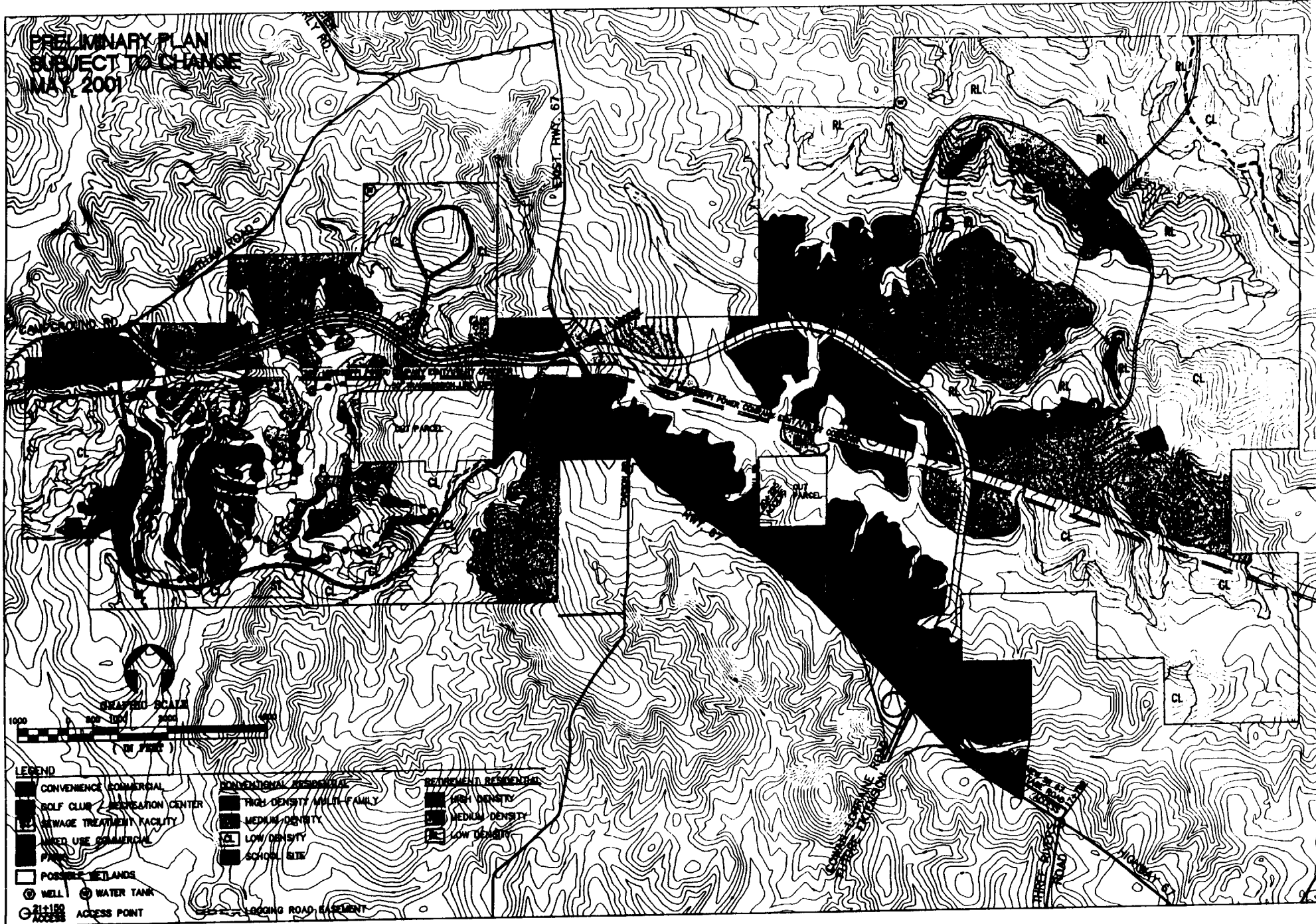
TRADITION proposes to compensate for the unavoidable impacts to wetlands at the site by implementing compensatory mitigation measures in advance of development occurring in specific areas. The primary mitigation measure will be the preservation of approximately 90% of the wetland areas on the site through conservation easements, restrictive covenants or conveyances to an environmental trust. Other types of compensatory mitigation, such as restoration or enhancement opportunities and mitigation banking, will be evaluated as the site-specific future development projects are planned.

The TRADITION Master Plan requires the filling of approximately 90 acres of wetlands at the site over a 20-year period of time. The particular developers of specific projects or villages, which may be assignees of TRADITION, will be required to obtain site-specific Department of the Army permits for each filling activity as development occurs in a given area during the 20-year build out period. Those permit applications will be evaluated to ensure that the provisions of the Master Plan are being properly adhered to and that appropriate efforts are being made to avoid and mitigate wetland impacts.



VICINITY MAP TRADITION

PRELIMINARY PLAN
SUBJECT TO CHANGE
MAY, 2001



NOTES:

POSSIBLE WETLAND AREAS ARE BASED ON AERIAL PHOTOGRAPHY AND SOIL MAPPING, AND WERE NOT FIELD VERIFIED OR DELINEATED AS JURISDICTIONAL WETLANDS.

EXISTING BOUNDARY INFORMATION SHOWN SUPPLIED BY HMK ENGINEERING.

EXISTING TOPOGRAPHY INFORMATION SHOWN TAKEN FROM 1980 DIGITAL BASE MAPS SUPPLIED BY THE HANCOCK COUNTY MAPPING DEPARTMENT.

CONCEPTUAL LAND USE PLAN TRADITION

A MASTER PLANNED COMMUNITY

B M BROWN & MITCHELL, INC.
Engineers & Environmental Consultants

821 34th Street
Birmingham, Mississippi 38207
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